

44-1-16

37-208

NO TRANSFER
TAX PAID

WARRANTY DEED

025958

KNOW ALL MEN BY THESE PRESENTS,

That THOMAS O. SPEARIN and MABEL RUTH SPEARIN, husband and wife, both of Waterville, in the County of Kennebec, and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by M. JEAN CYR, of Augusta, in the County of Kennebec and State of Maine, and NORMA ELLEN WNEK, of Cromwell, in the County of Middlesex, and State of Maine, as Trustees of The Spearin Trust, the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said M. JEAN CYR and NORMA ELLEN WNEK, as Trustees of The Spearin Trust, their heirs and assigns forever,

A certain lot or parcel of land situated at the corner of Brigham Street and Merrifield Avenue, Waterville, County of Kennebec, State of Maine. Being lots numbered One Hundred Ninety-Four (194), One Hundred Ninety-five (195) and One Hundred Ninety-Six (196) according to a plan of lots at Cool Street Heights belonging to Leonel Breard. Said plan being made by Ernest W. Branch, Surveyor, dated June 8, 1921, and recorded in the Kennebec County Registry of Deeds in the Portfolio.

Said lots taken together measure about one hundred feet (100') on Brigham Street and about one hundred feet (100') on Merrifield Avenue; said lots taken together contain about ten thousand square feet (10,000'), according to said plan.

This conveyance is made subject to the following restrictions: No huts or shanties to be built on said lots. Said Grantors do not hold themselves liable for the enforcement of these restrictions.

Meaning and intending hereby to convey the premises acquired by the within Grantors by deed of Chester St. Peter and Laura St. Peter dated May 4, 1985, and recorded in the Kennebec County Registry of Deeds in Book 2799, Page 300.

To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said M. JEAN CYR and NORMA ELLEN WNEK, as Trustees of The Spearin Trust, their heirs and assigns, to them and their use and behoof forever.

And we do covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee of the premises; that they are free of all encumbrances: EXCEPT AS AFORESAID; that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs shall and will Warrant and Defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

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In Witness Whereof, we the said THOMAS O. SPEARIN and MABEL RUTH SPEARIN, each joining in this deed as Grantor, and each relinquishing and conveying all right by descent and all other rights in the above described premises, have hereunto set our hands and seals this 1st day of November, in the year of our Lord one thousand nine hundred and eighty-nine.

Signed, Sealed and Delivered
in the presence of:

Albert L. Bernier

Thomas O. Spearin
Thomas O. Spearin

(to be)

Mabel Ruth Spearin
Mabel Ruth Spearin

STATE OF MAINE
KENNEBEC, ss.

Dated: November 1, 1989

Personally appeared the above named THOMAS O. SPEARIN and MABEL RUTH SPEARIN and acknowledged the above instrument to be their free act and deed.

Before me,

Albert L. Bernier
Notary Public
Print Name: Albert L. BERNIER
My Commission Expires: 12/18/89

SEAL

RECEIVED KENNEBEC SS.

1989 NOV -6 AM 9:00

WITNESS: Mabel Ruth Spearin
REGISTER OF DEEDS